Karen Johnson Batch # 1370863 01/16/2026 11:15:49 AM Fees: $12.00 Taxes: $0.00 20260116-0004061 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January 2026. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE STEPHEN V. MCINERNEY REVOCABLE LIVING TRUST	**SAME**	**158-4-A-115**
(NAME) **11 Wynstone**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Stephen V. McInerney,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Stephen V. McInerney, Trustee of THE STEPHEN V. MCINERNEY REVOCABLE LIVING TRUST, dtd 01/08/2026,** established by **The Trust Agreement of THE STEPHEN V. MCINERNEY REVOCABLE LIVING TRUST, dtd 01/08/2026**, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Otter Wood, Section Three of record in Book 6900, Pages 788-790. Register's Office for said County.

SAID Lot Na 57 fronts 262,57 feet on the broken easterly margin of Wynstone and extends back 457.74 feet on the northerly line and 472.88 feet on the southeasterly line to point of intersection.

BEING part of the same property conveyed to Daniel W. Drake by Quitclaim deed from Percy Wilkins, Jr., Trustee of record in Book 9775, Page 42, Register's Office for Davidson County, Tennessee. Heidi Drake, joins in this conveyance strictly to release any and all marital interest she may have in the above described property.

Further being the same property conveyed to Stephen V. McInerney and spouse, Judith A. McInerney, from Daniel W. Drake, a married man, by Warranty Deed dated July 1, 1998, of record in Book 11003, Page 492, Register's Office for Davidson County, Tennessee.

The said Judith A. McInerney having died on October 17, 2025, leaving Stephen V. McInerney as the sole tenant, in fee simple.

Description Reference; Described according, to (or by reference to) the recorded subdivision Plan.

This conveyance, is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 788-790, said Register's Office, which Plan shows a 10 foot casement for public utility and drainage purposes along the broken front and northerly line(s) of said lot; The Declaration of Covenants, Conditions arid Restrictions of record in Book 7260, Page 483, Book 8762, Page 199, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; An easement for sanitary sewer line purposes granted of record in Book 7474, Page 695, said Register's Office.

In order to and confirm the provisions of the original contract and to further create a record of their agreements and understanding, Grantor and Grantee acknowledge that the Subdivision Plat has been amended through the appropriate planning and zoning authority to remove the Joint User Access Easement which was shown on adjoining lot 58 and was an alternate means of access to Lot 57, Grantee understands that such removal from Lot 58 effectively terminates its availability to the owner of Lot 57. Grantee Joins in execution of this instrument for the purpose of acknowledging and agreeing that this result is a bargained for and hereby waives any rights, present or future, to any claims to such access rights and any and all causes of action based on the termination of access rights over the former Joint User Access Easement.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **11 Wynstone, Nashville, TN 37215.**

Witness our hands, this the 8th day of January, 2026.

x Stephen V. McInerney
Stephen V. McInerney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen V. McInerney** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 8th day of January, 2026.

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public